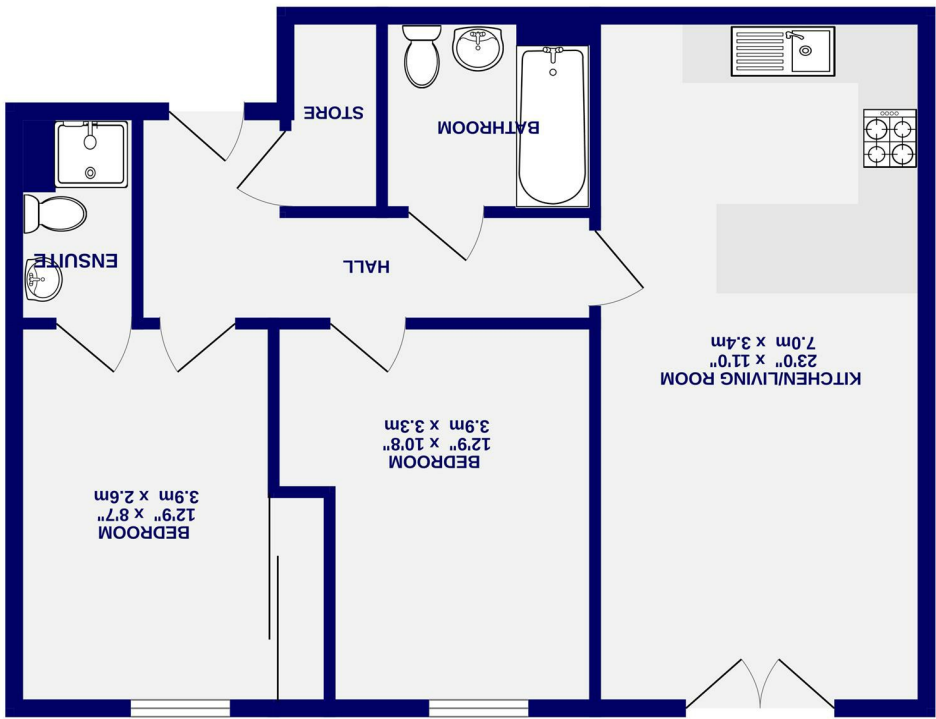




Shelley House Monument Close, YO24 4HT

Leasehold
Council Tax Band - C

- Offered With No Onward Chain
- Situated Close To City Centre & Railway Station
- Two Bedroom Plus En-Suite
- Large Reception Room And Kitchen
- Allocated Parking Space
- EPC - C



SECOND FLOOR
662 sq.ft. (61.5 sq.m.) approx.

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional survey of the property. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Shelley House
Monument Close, York
YO24 4HT

£180,000



Situated just off the ever-popular area of Holgate, this well-presented two-bedroom apartment offers comfortable and convenient living in a highly desirable location. A wide range of local amenities are close at hand, including the shops and services of Acomb Front Street, while the city centre is easily accessible. The property also benefits from close proximity to the railway station, making it ideal for commuters.

Internally, the apartment is thoughtfully laid out and well proportioned throughout. The accommodation includes a spacious reception room, flooded with natural light and featuring a Juliet balcony, providing a bright and airy living space. The fully fitted kitchen offers ample storage and worktop space, ideal for everyday use.

There are two generously sized bedrooms, with the principal bedroom further benefitting from an en-suite shower room. A large main bathroom completes the accommodation, fitted with a modern three-piece suite.

The property is offered with vacant possession and no onward chain, making it an excellent opportunity for first-time buyers, investors, or those looking to downsize.

Early viewing is highly recommended to fully appreciate the location and accommodation on offer.

A selection of rooms have been dressed using AI for illustrative purposes.

Leasehold
Length of lease-133 years remaining
Ground rent - £175 per annum
Service Charge- £860.52 per annum

Council Tax Band- C

